**Zoning Board of Appeals**

**1st Agenda**

**January 3, 2019**

**7:00 PM**

**PUBLIC HEARING:**

**Request of Ana Alfaro – App. #18-09**

A variance from the requirements of Chapter 215, Article IV, Section 11 – Conversion of a manufactured home into a one-family detached home (not HUD approved) Use not permitted at 134 North Liberty Drive, Stony Point, New York

**Section: 15.04 Block: 3 Lot: 7.3**

**CONTINUED PUBLIC HEARING:**

**Request of Stephen Pettipas – App. #18-13**

A variance from the requirements of:

1. Chapter 215, Article XIV, Section 94D.1-c – Less than required front setback; required 30 feet, provided 16.7 feet,
2. Chapter 215, Article XIV, Section 94D.1-c – Less than required rear setback; required 30 feet, provided 18.0 feet,
3. Chapter 215, Article XIV, section 94D.1-e – Exceeds allowable height maximum height 25 feet, provided 32.6 feet

for a one-family residence, located at 74 Beach Road, Stony Point, New York.

**Section: 15.20 Block: 1 Lot: 11.1 Zone: WP**

**DECISIONS:**

**Request of Vestco, LLC - App. #18-12**

A variance from the requirements of:

1. Chapter 215, Article V, Section 15A-I-4 – Less than required front setback, required 75 feet provided 49 feet;
2. Chapter 215, Article V, Section 15A-I-5 – less than required side setback, required 50 feet provided 24.3 feet;
3. Chapter 215, Article V, Section 15A-I-5 – less than required total side setback, required 100 feet provided 89.2 feet; and
4. Chapter 215, Article V, Section 15A-I-6 – less than required rear setback, required 50 feet provided 33.4 feet

for an office for professional use located at 11 Holt Drive, Stony Point, New York. (All setbacks existing.)

**Section: 20.04 Block: 11 Lot: 7 Zone: LI-2**

**OTHER BUSINESS**:

Minutes of December 20, 2018